Davidson County DEEDWARR
Recvd: 07/01/13 14:06 2 pgs
Fees:13.00 Taxes:499.50
20130701-0067655

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 135,000.00

Affiant

Subscribed and sworn to before me, this 20th day of June, 2013.

Notary Public

My commission expires: 9-8-13

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

MEMORIE M. NICE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ARLENE MORAN	Owner at Property Address	**052040C04000CO**
1800 PALLAS DRIVE		
MADISON, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

GILBERT F. BASS, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ARLENE MORAN and Jimbo S. Moran, Wife and Husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Ravenwood, of record in Instrument No. 200012110121554, Register's Office for said County, to which reference is made for a more complete description.

BEING THE SAME PROPERTY CONVEYED TO GILBERT F. BASS, UNMARRIED BY WARRANTY DEED FROM ALLEN EARPS DATED 06/14/2001 RECORDED ON 07/03/2001 IN INSTRUMENT NO. 20010703-0070342 SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 1800 PALLAS DRIVE, MADISON, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 20th day of June, 2013.

GILBERT F. BASS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, GILBERT F. BASS, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of June, 2013.

Notary Public

My Commission Expires: July 21, 2013

Certificate of Authenticity

I, Ashlee Page, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D. Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Carl Allen, a notary public for this county and state, Ashlee Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-4-13

CARL ALLEN STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 11-4-13 DAVIDSON COUNTY

20130531